073.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,100 / 665,100
					USE VALUE:	665,100 / 665,100
					ASSESSED:	665,100 / 665,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS JAMES G & PAULA J
Owner 2:	
Owner 3:	
Street 1:	55 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,690 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1946, having primarily Vinyl Exterior and 1112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8690.000	188,600		476,500	665,100
Total Card	0.199	188,600		476,500	665,100
Total Parcel	0.199	188,600		476,500	665,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 598.11 | /Parcel: 598.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45980

GIS Ref

GIS Ref

Insp Date 10/09/18

!6120!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,600	0	8,690.	476,500	665,100	665,100	Year End Roll	12/18/2019
2019	101	FV	172,700	0	8,690.	442,500	615,200	615,200	Year End Roll	1/3/2019
2018	101	FV	172,700	0	8,690.	442,500	615,200	615,200	Year End Roll	12/20/2017
2017	101	FV	172,700	0	8,690.	388,000	560,700	560,700	Year End Roll	1/3/2017
2016	101	FV	172,700	0	8,690.	354,000	526,700	526,700	Year End	1/4/2016
2015	101	FV	171,900	0	8,690.	313,100	485,000	485,000	Year End Roll	12/11/2014
2014	101	FV	171,900	0	8,690.	296,100	468,000	468,000	Year End Roll	12/16/2013
2013	101	FV	171,900	0	8,690.	281,800	453,700	453,700		12/13/2012

PRINT

Date	Time
12/10/20	20:55:48

LAST REV

Date	Time
11/30/20	15:44:43
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6120

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12898-617		11/25/1975		40,000	No	No		N

USER DEFINED

Prior Id # 1:	45980
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/1992	579		1,230					WDK 12X14
3/27/1992	98		35,000					17X19 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8690		Sq. Ft.	Site		0	70.	0.78	12									476,487						476,500	

Total AC/HA: 0.19949 | Total SF/SM: 8690 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,487 | Spl Credit | Total: 476,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256217
Depreciation:	67641
Depreciated Total:	188576

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

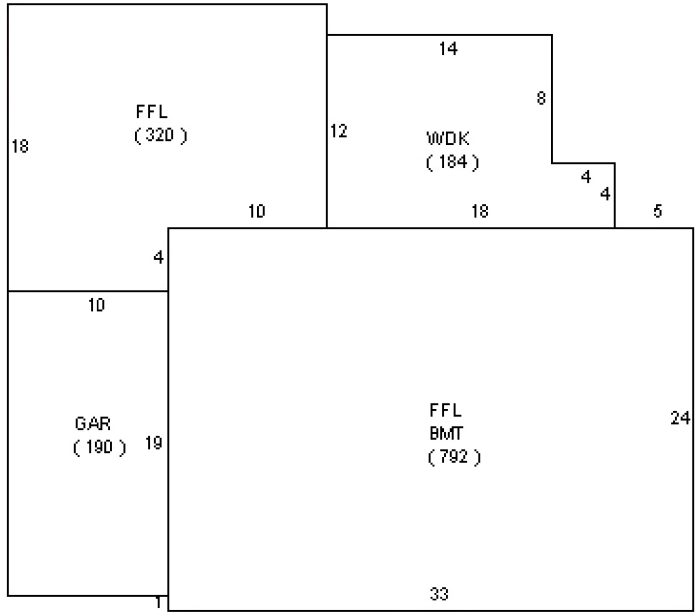
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	126.95
Special Features:	0	Val/Su Net:	82.79
Final Total:	188600	Val/Su SzAd	169.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	126.950	141,174
BMT	Basement	792	38.090	30,164
GAR	Garage	190	27.870	5,296
WDK	Deck	184	11.320	2,083

Net Sketched Area: 2,278 | Total: 178,717

Size Ad 1112 | Gross Are 2278 | FinArea 1112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: